008.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,100 / 996,100
					USE VALUE:	996,100 / 996,100
					ASSESSED:	996,100 / 996,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DILLMAN REALTY MANAGEMENT LLC
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 132
Street 2:	
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01824 Type:

PREVIOUS OWNER

Owner 1:	DILLMAN BRADFORD -
Owner 2:	-
Street 1:	P.O. BOX 132
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains 7,291 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2737 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7291.000	485,100		511,000	996,100
Total Card	0.167	485,100		511,000	996,100
Total Parcel	0.167	485,100		511,000	996,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.94 | /Parcel: 363.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	7129
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!767!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,200	0	7,291.	511,000	996,200	996,200	Year End Roll	12/18/2019
2019	104	FV	375,500	0	7,291.	542,900	918,400	918,400	Year End Roll	1/3/2019
2018	104	FV	375,500	0	7,291.	396,000	771,500	771,500	Year End Roll	12/20/2017
2017	104	FV	351,400	0	7,291.	344,900	696,300	696,300	Year End Roll	1/3/2017
2016	104	FV	351,400	0	7,291.	293,800	645,200	645,200	Year End	1/4/2016
2015	104	FV	312,100	0	7,291.	287,400	599,500	599,500	Year End Roll	12/11/2014
2014	104	FV	312,100	0	7,291.	236,300	548,400	548,400	Year End Roll	12/16/2013
2013	104	FV	325,100	0	7,291.	224,800	549,900	549,900		12/13/2012

PRINT

Date	Time
12/10/20	16:29:21

LAST REV

Date	Time
10/16/17	10:02:17
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DILLMAN BRADFOR	47255-177		4/10/2006	Family	1	No	No		
	25234-140		3/21/1995			No	No		F

USER DEFINED

Prior Id # 1:	7129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7291		Sq. Ft.	Site		0	80.	0.88	1									510,982						511,000	

Total AC/HA: 0.16738 | Total SF/SM: 7291 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 510,982 | Spl Credit | Total: 511,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08281124
Const Adj.:	0.98745072
Adj $ / SQ:	181.768
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659060
Depreciation:	173992
Depreciated Total:	485068

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	2	
Totals			
2	14	4	

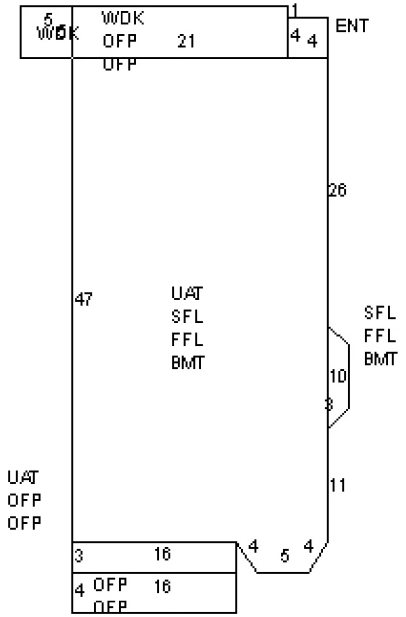
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.77
Special Features:	0	Val/Su Net:	107.09
Final Total:	485100	Val/Su SzAd	199.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,213	54.530	66,145
FFL	First Floor	1,213	181.770	220,484
SFL	Second Floor	1,213	181.770	220,484
OFP	Open Porch	434	20.050	8,700
UAT	Upper Attic	311	127.240	39,571
WDK	Deck	130	13.520	1,758
ENT	ENTRY	16	26.070	417
	Net Sketched Area:	4,530	Total:	557,559
Size Ad	2426	Gross Are	5463	FinArea 2737

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	